

T H E
P A R T I C U L A R S
O F A N E L I G I B L E
FREEHOLD ESTATE,

PLEASANTLY SITUATE ON AN EMINENCE AT
CHIGWELL ROW,
COMMANDING RICH, BEAUTIFUL, AND EXTENSIVE PROSPECTS OVER
HENAULT FOREST, the RIVER THAMES, and the KENT and SURREY HILLS;

LATE IN THE POSSESSION OF
JOHN HARRISON, Esq.

D E C E A S E D :

COMPRISING
AN UNIFORM BRICK DWELLING HOUSE,
WITH
ATTACHED and DETACHED OFFICES,
Excellent Pleasure and Kitchen Gardens, refreshed with Water and choicely planted,

AND
TEN ACRES of RICH MEADOW LAND,
With an extensive Right of Common :

Which will be S O L D by A U C T I O N,

BY
Mess. SKINNER, DYKE, and SKINNER,
On FRIDAY the 26th of JULY, 1799,

At Twelve o'Clock,

A T
GARRAWAY'S COFFEE HOUSE,
'CHANGE ALLEY, CORNHILL.

To be viewed till the Sale.

Particulars may be had on the Premises; at the King's Head, Chigwell; Crown, Ongar;
Cock and Bell, Romford; Eagle, Snarebrook; Bald-faced Stag, Epping Forest; Place of
Sale; and of Mess. SKINNER, DYKE, and SKINNER, Aldersgate Street, London.

THE DWELLING HOUSE

CONTAINS ON THE

ATTIC STORY—A Laundry and Four Servants Bed Rooms, with Clofet.

SECOND STORY—Seven convenient Bed Rooms and Clofets, and a Prospect Room with Bow Window.

GROUND FLOOR—Excellent Dining and Breakfast Parlours, a well-proportioned Drawing Room, Study, good Kitchen, Wash House, Servants Hall, and Pantries.

BASEMENT—Excellent Cellars.

DETACHED OFFICES—Two Three-stall Stables, with Lofts, Two Coach Houses, Barns, Cow House and Calf House, Dairy, Poultry and Fattening Houses, Dove House, Bake House, Wash House, Shoe House, and Pig Sties.

Excellent Pleasure and Kitchen Gardens, refreshed by Water, with Tool House and Sheds,

A Nut Grove, a Drying Ground, a Fore Court, inclosed with Iron Rails, a Slip with choice Fruit Trees,

AND

Two Inclosures of rich Meadow Land, containing Ten Acres, be the same more or less;

The whole lying within a Ring Fence.

A very extensive Right of Common over Henault Forest.

IMMEDIATE POSSESSION MAY BE HAD, AND THE FIXTURES TO BE TAKEN AT A VALUATION.

CONDITIONS of SALE.

- I. THE highest Bidder to be the Buyer, and if any Dispute arises between two or more Bidders the Premises to be put up again.
 - II. No Person to advance less than 5l. at each Bidding.
 - III. The Purchaser shall pay down immediately a Deposit of 20l. per Cent. in Part of the Purchase-Money, and sign an Agreement for Payment of the Remainder on or before the 31st of August, 1799; on having a good Title.
 - IV. The Purchaser shall have a proper Conveyance of the Premises, at his own Expence, on Payment of the Remainder of the Purchase-Money according to the Third Condition; when Possession will be given, and all Out-goings cleared to Midsummer, 1799.
 - V. There being a Duty on all Sales of Estates of 6d. in the Pound, to be levied on the Buyers or Sellers, as may be thought most proper; the Premises comprised in this Particular are to be sold, subject to the Seller paying One Moiety of the said Tax, and the Buyer the other, exclusive of the Sum the said Premises shall sell for.
- Lastly, If the Purchaser shall neglect or fail to comply with the above Conditions, the Deposit-Money to be forfeited, the Proprietor shall be at full Liberty to re-sell the same, and the Deficiency, if any, by such second Sale, together with the Charges attending the same, to be made good by the Defaulter at this present Sale.

PARTICULARS
OF AN ESTATE
FREEHOLD ESTATE,
AT
CHIGWELL ROW, ESSEX.

